

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



BARN COTTAGE, CROPTON, PICKERING, YO18 8HL A fully renovated detached cottage in a quiet, rural village setting

Sitting Room

Kitchen/Diner

Utility Room

2 Double Bedrooms

Bathroom

EPC Rating B

Garden

Parking

Unfurnished

RENT: £800 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

A beautifully restored stone cottage combining traditional character with modern comfort.

Tucked away in a peaceful position to the rear of The Old Cottage, lies Barn Cottage; a delightful detached stone and pantile property which has been fully renovated to an exceptional standard.

Available to rent unfurnished, this characterful home successfully blends the charm and appeal of a traditional country cottage with the convenience and comfort of modern living. Original features, including exposed beams and attractive wood flooring throughout, sit alongside a handcrafted kitchen, creating a warm and welcoming interior.

The property benefits from double glazing and a contemporary air source heat pump that supplies under-floor central heating. Particularly impressive for a cottage of this age and character, Barn Cottage also boasts an excellent EPC Rating of B, offering an energy-efficient home in a traditional rural setting.

Offering a wonderful combination of rustic charm, thoughtful renovation and modern-day practicality, Barn Cottage is an appealing opportunity for those seeking a distinctive home in a quiet village location.

Cropton is situated on the southern fringe of the North York Moors National Park and is a community of farms, smallholdings and traditional houses and cottages only 5 minutes drive from the main A170 Thirsk to Scarborough road. This in turn gives quick and easy access to the market towns of Pickering and Kirkbymoorside which provide Cropton with most of its every day amenities, whilst it has its own popular village pub and brewery. The village is situated in the heart of great walking and cycling country and is surrounded by forestry and moorland.

General Information

Services: Mains water and electricity are connected. Electric air source heat pump. Drainage to septic tank.

Council Tax: North Yorkshire Council - band D.

Rent: £800 per calendar month, payable monthly in advance by bankers order.

Tenancy: The property will be let on an Assured Periodic Tenancy.

Deposit: A deposit of £800 will be required at the commencement of the tenancy. The deposit will be protected through the Government approved scheme with MyDeposits.

Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Ground Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)

Barn Cottage, Cropton

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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